

COMMUNITY MEETING REPORT
Petitioner: K Sade Ventures, Inc.
Rezoning Petition No. 2020-092

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on June 17, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held via a Zoom Webinar meeting on Tuesday, June 30, 2020 at 6:30 p.m.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The following persons requested meeting access instructions to attend and participate in the Community Meeting: Juanita Wade, Allan Westcott, Ed Mulheren, Katrina Marshall, Laurens Willard, Jennifer Milton, Marcia Jeter, Elisa Haywood, and Shantell Mitchell. The Petitioner's representative at the Community Meeting was John Carmichael of Robinson Bradshaw & Hinson.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2020-092.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, July 20, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. However, at this point, we do not know if the Public Hearing will be an in-person meeting or a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that July 20, 2020 is the earliest that the Public Hearing could be held with respect to this rezoning request. It is always possible that the Public Hearing could be deferred.

The Zoning Committee Work Session is currently scheduled for Tuesday, August 4, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, we do not know if the Zoning Committee Work Session will be an in-person meeting or a virtual meeting due to COVID-19. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome

to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council on each petition that was heard on Monday, July 20, 2020 as to whether or not each petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, September 21, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Hopefully, by September 21, 2020, we will be able to have in-person meetings at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map that depicts the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 90.31 acres and is located on the north side of University City Boulevard, next to the Mecklenburg County – Cabarrus County line.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned MX-1, having been rezoned to MX-1 by the Charlotte City Council on October 21, 2019 pursuant to Rezoning Petition No. 2018-160. The approved MX-1 conditional rezoning plan for the site provides that up to 250 single family detached homes and up to 288 multi-family dwelling units may be developed on the Site.

The parcels to the west of the site are zoned MX-2. Parcels to the northwest of the site are zoned R-3. A parcel to the east of the site between the site and the County line is zoned R-3. Parcels to the south of the site are zoned B-1 (CD), B-D, I-1 and I-2 (CD).

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the MX-2 zoning district to correct an error in the assigned zoning district. Namely, the MX-1 zoning district requires that 50% of the dwelling units on a site be single family detached dwelling units. Under the approved MX-1 conditional rezoning plan for this site, 46% of the dwelling units would be single family detached dwelling units. The MX-2 zoning district does not require that 50% of the dwelling units be single family detached dwelling units and would allow 46% of the dwelling units to be single family detached dwelling units and the remainder of the dwelling units to be multi-family dwelling units.

John Carmichael stated that under this Rezoning Petition, the Petitioner is not seeking to change the uses allowed on the site, the maximum density, the design of the development or any other conditions on the approved MX-1 conditional rezoning plan. The only purpose of this rezoning request is to assign the MX-2 zoning district to the site so that the site can be developed in accordance with the conditional rezoning plan that was approved by City Council on October 21, 2019. Therefore, up to 250 single family detached dwelling units and up to 288 multi-family dwelling units would be allowed on the site if this rezoning request is approved by City Council.

John Carmichael then shared and reviewed the conditional rezoning plan relating to this Rezoning Petition. John Carmichael stated that the multi-family dwelling units would be located on the southern portion of the site, and the single family detached dwelling units would be located on the central and northern portions of the site. Access to the site would be from University City Boulevard and two stub streets located on the western boundary of the site on the northerly portion of the site. These two stub streets would connect to Turtle Point Road and Deer Chase Lane in the existing development located immediately to the west of the site. John Carmichael stated that he has been advised that the two southernmost stub streets located on the western boundary of the site have been waived by the City and would not be constructed by the Petitioner. There are also two stub streets located along the eastern boundary line of the site on the northerly portion of the site that would provide future connectivity.

John Carmichael then reviewed the transportation improvements that would be required to be installed by the Petitioner. The intersection of University City Boulevard and Harris Houston Road would be converted to a signalized left-over. The Petitioner would pay for the installation of a traffic signal at this intersection and stripe southbound Harris Houston Road with a two-lane cross section (one ingress, one right-turn egress). The Petitioner would also modify the intersection of University City Boulevard and Oak Leigh Drive to accommodate the u-turns of trucks.

The intersection of University Boulevard and Cabarrus Farm Road would be converted to a left-over, and the Petitioner would stripe southbound Cabarrus Farm Road with a two-lane cross section (one ingress, one right-turn egress). The intersection of University City Boulevard and the entrance drive to Extra Space Storage would be converted to a double left-over and the Petitioner would stripe the southbound access with a two-lane cross section (one ingress, one right-turn egress).

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, John Carmichael stated that he has been advised that the two southernmost stub streets on the western boundary line of the site have been waived by the City and these stub streets would not be constructed by the Petitioner. However, there would be two stub street connections on the northern portion of the site along the western boundary line of the site.
- In response to a question, John Carmichael showed on the conditional rezoning plan where the multi-family dwelling units would be located. The multi-family dwelling units would be located on the southern portion of the site, which is the portion of the site located closest to University City Boulevard.
- In response to a question, John Carmichael stated that he did not know if the site has or would be requested to be annexed into the City of Charlotte. An attendee stated that she does want her adjacent neighborhood to be a donut hole if this site is annexed. John Carmichael stated that his law partner would email the group and advise if the site has been annexed or if the Petitioner plans to request that the site be annexed into the City of Charlotte.
- In response to a question, John Carmichael stated that the existing apartment community located on Cabarrus Farm Road is located just to the west of the site.
- In response to a question regarding prohibiting left-out turn movements from Harris Houston Road to University City Boulevard, John Carmichael stated that all of the transportation improvements are required by NCDOT and/or CDOT. The attendee who asked this question advised that she does not live within 300 feet of the rezoning site but that she would be impacted by the development.
- In response to a question as to whether speed bumps could be installed on the streets in the adjacent neighborhood to the west of the site, John Carmichael stated that speed bumps would have to be requested by the residents and that he assumes that NCDOT would have to approve and install the speed bumps.

- In response to a question regarding what happens if streets located in the adjacent neighborhood are damaged by this proposed development, John Carmichael stated that he assumes that NCDOT or the City would require the Petitioner to repair any streets that are damaged during the construction of the proposed development but he is not sure.
- In response to a question regarding construction traffic, John Carmichael stated that he assumes that construction traffic would access the site from University City Boulevard, but he will need to speak with the Petitioner to confirm this matter. John Carmichael stated that they would follow up with the attendees on this question.
- In response to a question, John Carmichael stated that his office used the mailing list provided by the City for the mailing of the Community Meeting Notice. Property owners within 300 feet of the site and registered neighborhood organizations and leaders within one mile of the site are on the mailing list provided by the City. John Carmichael advised that anyone can register with the Planning Department as a neighborhood leader.
- John Carmichael thanked the attendees for attending the Community Meeting and the Community Meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 9th day of July, 2020

K Sade Ventures, Inc., Petitioner

cc: Mr. Will Linville, Charlotte Planning, Design & Development Department (via e-mail)

| 2020-092 | TAXPID | OWNERLASTN | OWNERFIRST | COWNERFIRS | COWNERLAST | MAILADDR1 | MAILADDR2 | CITY | STATE | ZIPCODE |
|----------|----------|-------------------------------------|--------------------|------------------|------------------|-------------------------------------|-----------|------------|-------|---------|
| 2020-092 | 05111102 | HIGHWAY 49 LLC | | | | 175 DAVIDSON HWY | | CONCORD | NC | 28027 |
| 2020-092 | 05111103 | JOHNSON | SAMUEL CHRISTOPHER | JAMES CHARLES | JOHNSON | 2549 GRADY HARRIS SR RD | | HARRISBURG | NC | 28075 |
| 2020-092 | 05111104 | JOHNSON | SAMUEL CHRISTOPHER | JAMES CHARLES | JOHNSON | 2549 GRADY HARRIS SR RD | | HARRISBURG | NC | 28075 |
| 2020-092 | 05111105 | K SADE VENTURES LLC | | | | 200 PARK AT NORTH HILLS ST STE 1400 | | RALEIGH | NC | 27609 |
| 2020-092 | 05111106 | D & J LAND LLC | | | | 1906 DOVE DR | | CHARLOTTE | NC | 28214 |
| 2020-092 | 05111107 | CAROLINA CEMETERY PARK CORP | | | | PO BOX 3257 | | CONCORD | NC | 28025 |
| 2020-092 | 05111109 | JOHNSON | SAMUEL CHRISTOPHER | JAMES CHARLES | JOHNSON | 2549 GRADY HARRIS SR RD | | HARRISBURG | NC | 28075 |
| 2020-092 | 05111111 | THRESHOLD CAROLINA 15-VB LLC | | | | 317 6TH STE 620 | | DES MOINES | IA | 50309 |
| 2020-092 | 05111112 | HIGHWAY 49 LLC | | | | 175 DAVIDSON HWY | | CONCORD | NC | 28027 |
| 2020-092 | 05111114 | JOHNSON | SAMUEL CHRISTOPHER | JAMES CHARLES | JOHNSON | 2549 GRADY HARRIS SR RD | | HARRISBURG | NC | 28075 |
| 2020-092 | 05111199 | JOHNSON | SAMUEL CHRISTOPHER | JAMES CHARLES | JOHNSON | 2549 GRADY HARRIS SR RD | | HARRISBURG | NC | 28075 |
| 2020-092 | 05111301 | KENEKO | MARIE | | | 2022 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111302 | THOMPSON | KAMETRA | | | 2018 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111321 | BORROMEO | EARL J | OLIVIA V | BORROMEO | 11220 BREEZEHILL LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111322 | SIMMONS | HAROLD L | SYLVIAETTE A | LAWRENCE | 11209 BREEZEHILL LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111323 | BELLO | GABRIEL B | | | 11215 BREEZEHILL LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111324 | SPEARS | ROBIN | | | 11219 BREEZE HILL LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111325 | ALLEN | LASHARN G | | | 11223 BREEZEHILL LN | | CHARLOTTE | NC | 28269 |
| 2020-092 | 05111326 | REESE | CAROLYN J | | | 11227 BREEZEHILL LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111327 | MURPHY | ERIK | JENNIFER | MURPHY | 11231 BREEZEHILL LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111329 | HIGHWAY 49 LLC | | | | 175 DAVIDSON HWY | | CONCORD | NC | 28027 |
| 2020-092 | 05111330 | CUFFIE | TINA K | | | 11232 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111331 | SUAREZ | CARMEN D RIVERA | | | 11228 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111332 | LEWIS | CLARENCE A | | | 11224 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111333 | MARTIN | DANA F | | | 11220 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111334 | MARSHALL | KATRINA | | | 11216 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111348 | STINSON | CHASTITY ANN | | | 11355 BREEZEHILL LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111349 | BROWN | DERRINA | | | 11359 BREEZEHILL LN | | CHARLOTTE | NC | 28075 |
| 2020-092 | 05111350 | HIGHWAY 49 LLC | | | | 175 DAVIDSON HWY | | CONCORD | NC | 28027 |
| 2020-092 | 05111351 | GOMEZ | RAMON J | YA JAIRA | PEREZ | 11621 SW 133 TERRACE | | MIAMI | FL | 33176 |
| 2020-092 | 05111352 | ARMANDO | PEDRO T | KIALANDA S | ARMANDO | 11340 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111353 | HAYWOOD | ELISA | | | 11336 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111354 | VILLANUEVA | LUIS ALBERTO | RAUL ELIEZER | VILLANUEVA | 11332 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111358 | CUMMINGS | STEVEN H | | | 11316 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111359 | DYHOUSE | JAROSLAW M | | | 12245 WATER ELM LN | | FAIRFAX | VA | 22030 |
| 2020-092 | 05111360 | GLENN | TAMASHA | | | 11308 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111361 | FRIEDMAN | ITAMAR | ASHLEY ELIZABETH | THOMPSON | 11304 DEER CHASE LN | | CHARLOTTE | NC | 28269 |
| 2020-092 | 05111362 | CLAGON | MARANDA | | | 11229 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111363 | PROGRESS RESIDENTIAL BORROWER 6 LLC | | | | PO BOX 4090 | | SCOTTSDALE | AZ | 85261 |
| 2020-092 | 05111364 | LAWRENCE | KATHERINE | CHARLES J | BOX III | 11301 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111365 | HOLIT | CHANNING L | PEGGY | HOLIT | 11305 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111366 | HA | HUNG K | TRAM | NGUYEN | 11309 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111367 | VERVOORT | MARK A | | | PO BOX 185 | | TROUTMAN | NC | 28166 |
| 2020-092 | 05111368 | JACKSON | ROCHELLE A | | | 11321 DEER CHASE LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111369 | NALLA | KIRAN | SIREESHA | NALLA | 11526 WHEAT RIDGE RD | | CHARLOTTE | NC | 28277 |
| 2020-092 | 05111370 | GONZALEZ | OSVALDO OVIEDO | MARLEN Y | ALVAREZ-ZAMBRANO | 2203 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111371 | HA | HAO | EMILY P | NGUYEN | 2209 TURTLE POINT LN | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111372 | MCNAIR | CHARLENE | | | 2213 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111373 | RAKES | BRITTANY J | | | 2217 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111374 | NGUYEN | DUNG H | NGOC ANH T | TRUONG | 2221 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111375 | DULA | CLIFTON | ANTONIA | DULA | 2225 TURTLE POIN RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111376 | JENKINS | MARK A | JENNIFER MARY | SHELDON | 2229 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111377 | COLE | RALPH E | DENISE L | COLE | 15409 E ROCKY RIVER RD | | DAVIDSON | NC | 28036 |
| 2020-092 | 05111378 | CERBERUS SFR HOLDINGS LP | | | | 1850 PARKWAY PLACE | SUITE 900 | MARIETTA | GA | 30067 |
| 2020-092 | 05111379 | GREENE | JAMES H | MELISSA | GREENE | 2226 TURTLE WY | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111380 | RODRIGUEZ | ANA MARIE | ALOUIDE D | RODRIGUEZ | 2222 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111381 | CABREJA | JORGE URENA | MANUEL DE JESUS | URENA CABREJA | 2218 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111382 | HAZEL | JANET | | | 2214 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111383 | AMRAM | WILLIAMSON K | | | 2210 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111384 | HOFFMAN | STEPHANIE JUDITH | | | 2206 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111385 | PROGRESS RESIDENTIAL BORROWER 4 LLC | | | | PO BOX 4090 | | SCOTTSDALE | AZ | 85261 |
| 2020-092 | 05111386 | SFR JV-1 2019-1 BORROWER LLC | | | | 1508 BROOKHOLLOW DR | | SANTA ANA | CA | 92705 |
| 2020-092 | 05111387 | SMOUTHERSON | JAMES D | | | 2124 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111388 | MARSHALL | MIMI | HUNTER | MARSHALL | 2120 TURTLE POINT RD | | CHARLOTTE | NC | 28262 |
| 2020-092 | 05111390 | HIGHWAY 49 LLC | | | | 175 DAVIDSON HWY | | CONCORD | NC | 28027 |
| 2020-092 | 05111391 | HIGHWAY 49 LLC | | | | 175 DAVIDSON HWY | | CONCORD | NC | 28027 |
| 2020-092 | 05114121 | GFN CHARLOTTE LLC | | | | PO BOX 800729 | | DALLAS | TX | 75380 |
| 2020-092 | 05114123 | EM&C INVESTMENTS LLC | | | | PO BOX 369 | | HARRISBURG | NC | 28075 |
| 2020-092 | 05114124 | HIGHWAY 49 OUTPARCEL ASSOC INC | | | | 24005 BLVD UNIT 300 | | CHARLOTTE | NC | 28203 |
| 2020-092 | 05122177 | CHARLOTTE MOTOR SPEEDWAY LLC | | | | 5555 CONCORD PARKWAY SOUTH | | CONCORD | NC | 28027 |
| 2020-092 | 05122178 | JOHNSON | SAMUEL CHRISTOPHER | JAMES CHARLES | JOHNSON | 2549 GRADY HARRIS SR RD | | HARRISBURG | NC | 28075 |
| 2020-092 | 05126101 | CHARLOTTE MOTOR SPEEDWAY LLC | | | | 5555 CONCORD PARKWAY SOUTH | | CONCORD | NC | 28027 |
| 2020-092 | 05130178 | CHARLOTTE MOTOR SPEEDWAY LLC | | | | 5555 CONCORD PARKWAY SOUTH | | CONCORD | NC | 28027 |
| 2020-092 | 05130179 | CHARLOTTE MOTOR SPEEDWAY LLC | | | | 5555 CONCORD PARKWAY SOUTH | | CONCORD | NC | 28027 |
| 2020-092 | 05130180 | CHARLOTTE MOTOR SPEEDWAY LLC | | | | 5555 CONCORD PARKWAY SOUTH | | CONCORD | NC | 28027 |

EXHIBIT A

| 2020-092 | ORGANIZATION_NAME | FIRST_NAME | LAST_NAME | STREET_ADDRESS | UNIT_NUM | CITY | STATE | ZIP |
|----------|--|------------|------------|-------------------------|----------|-----------|-------|-------|
| 2020-092 | | Barbara | Wooten | 1715 Hedgelawn Drive | 123 | Charlotte | NC | 28262 |
| 2020-092 | Back Creek Forest | Briana | Rogers | 2521 Woodsorrel Ln | <Null> | Charlotte | NC | 28213 |
| 2020-092 | Berkshire/ Coventry | Bobby | James | 3611 Danvers Street | <Null> | Charlotte | NC | 28213 |
| 2020-092 | Butterfly Visions Project | Tiffany | Sanders | 11720 Windy Creek Drive | D | Charlotte | NC | 28262 |
| 2020-092 | Charlotte237 | Mr-ed | Mulheren | 2709 Harris Houston Rd | <Null> | Charlotte | NC | 28262 |
| 2020-092 | Harris-Houston Community Association | Mary | Kegley | 10601 Whittersham Dr | <Null> | Charlotte | NC | 28262 |
| 2020-092 | The Villages of Wexford HOA | Marcia | Jeter | 10741 Downpatrick Pl. | <Null> | Charlotte | NC | 28262 |
| 2020-092 | Villages Of Wexford Homeowners Association | Doug | Nitkiewicz | 11048 Wiltshire Ln | <Null> | Charlotte | NC | 28262 |

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - **Rezoning Petition No. 2020-092** filed by K Sade Ventures Inc. to request the rezoning of an approximately 90.31 acres located north of University City Boulevard and east of Interstate 485

Date and Time of Meeting: Tuesday, June 30, 2020 at 6:30 p.m.

Place of Meeting: **See Below for Information on How to Access the Virtual Community Meeting**

We are assisting K Sade Ventures Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of a site containing approximately 90.31 acres located north of University City Boulevard and east of Interstate 485.

The site was rezoned to the MX-1 zoning district by the Charlotte City Council on October 21, 2019. The approved MX-1 conditional rezoning plan for the site provides that a maximum of 250 single family detached dwelling units and a maximum of 288 multi-family dwelling units (apartments) may be developed on the site.

Pursuant to this Rezoning Petition, the Petitioner is not seeking to change the types of uses, the maximum density, the design of the development or other conditions set out on the approved conditional rezoning plan. The purpose of this Rezoning Petition is to assign the MX-2 zoning district to the site.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on **Tuesday, June 30, 2020 at 6:30 p.m.** **Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their personal email addresses to nspeed@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting.** If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and you would like a hard copy of the presentation mailed to you, please contact John Carmichael or Ty Shaffer at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available online for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-092), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-092.aspx>. You can also continue to contact us with questions after the Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

EXHIBIT B

In the meantime, should you have any questions or comments, please contact John Carmichael (by phone: (704) 377-8341 or by email: jcarmichael@robinsonbradshaw.com) or Ty Shaffer (by phone: (704) 377-8142 or by email: tshaffer@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Renee Johnson, Charlotte City Council District 4 (via email)
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)
Mr. Will Linville, Charlotte Planning, Design & Development Department (via email)

Date Mailed: June 17, 2020

Rezoning Petition No. 2020-092

K Sade Ventures, Petitioner

Community Meeting

June 30, 2020

ROBINSON
BRADSHAW

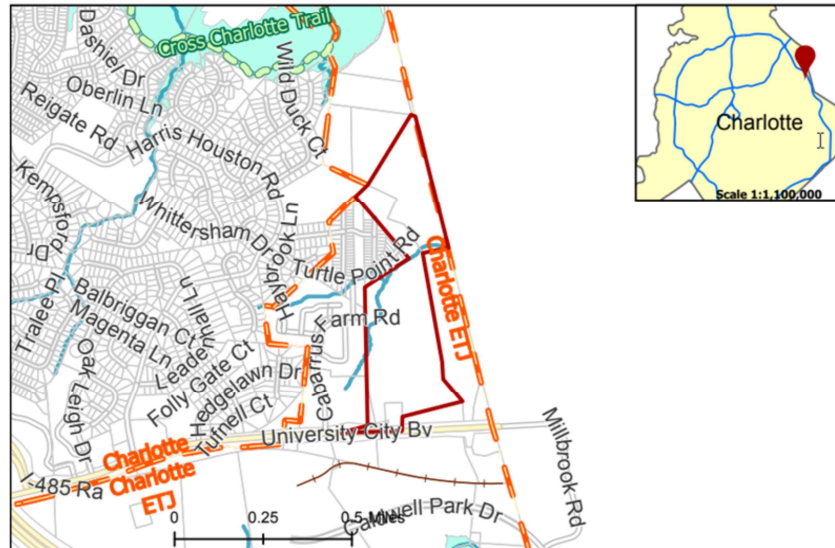
Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

EXHIBIT C

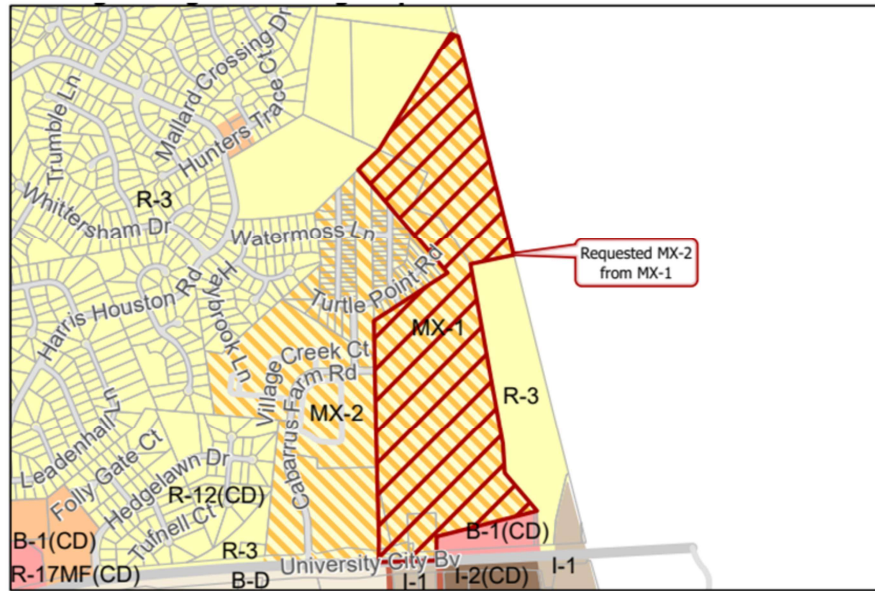
Current Rezoning Schedule

- Public Hearing: Monday, July 20, 2020 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, August 4, 2020 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, September 21, 2020
5:30 PM at the Charlotte-Mecklenburg
Government Center

Site – 90.31 Acres



Current Zoning of the Site



Rezoning Request

City Council approved the rezoning of this site to the MX-1 zoning district on October 21 2019.

The approved MX-1 conditional rezoning plan permits a maximum of 250 single-family detached homes and up to 288 multi-family dwelling units on the site.

This request seeks to correct an error in the assigned zoning district.

Rezoning Request

The Petitioner is requesting that the site be rezoned from the MX-1 zoning district to the MX-2 zoning district.

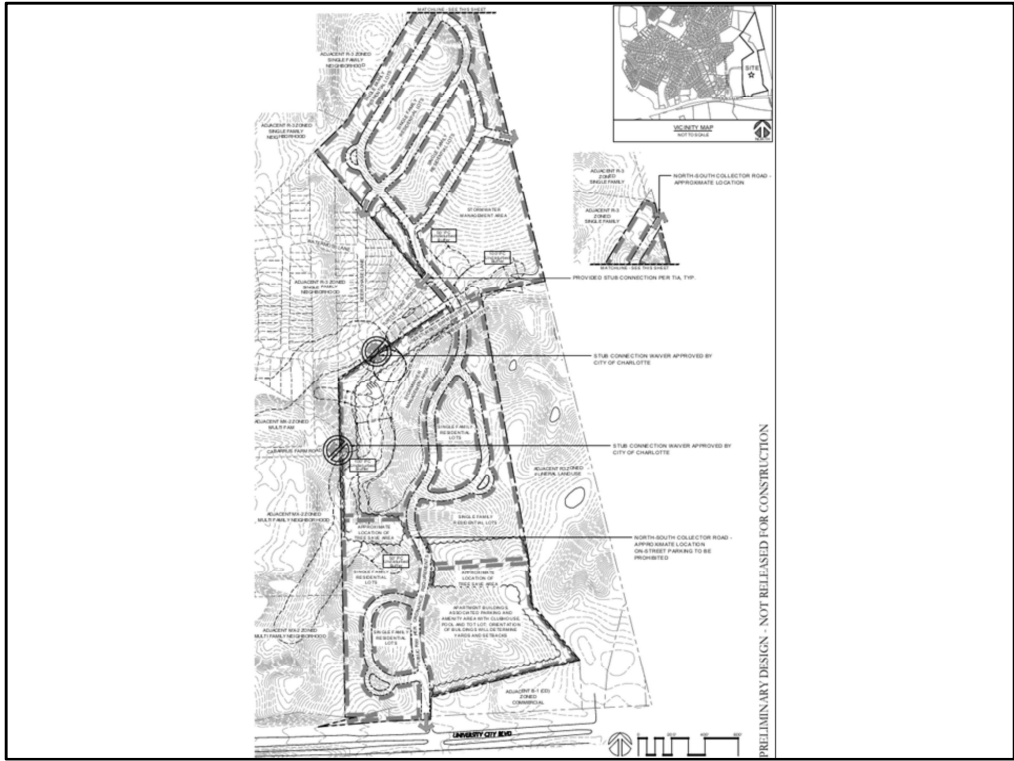
The Petitioner is not seeking to change the types of uses, the maximum density, the design of the development or any other conditions set out on the approved MX-1 conditional rezoning plan.

The only purpose of this Petition is to assign the MX-2 zoning district to the site so that the Petitioner can develop the site as approved by Council in October 2019.



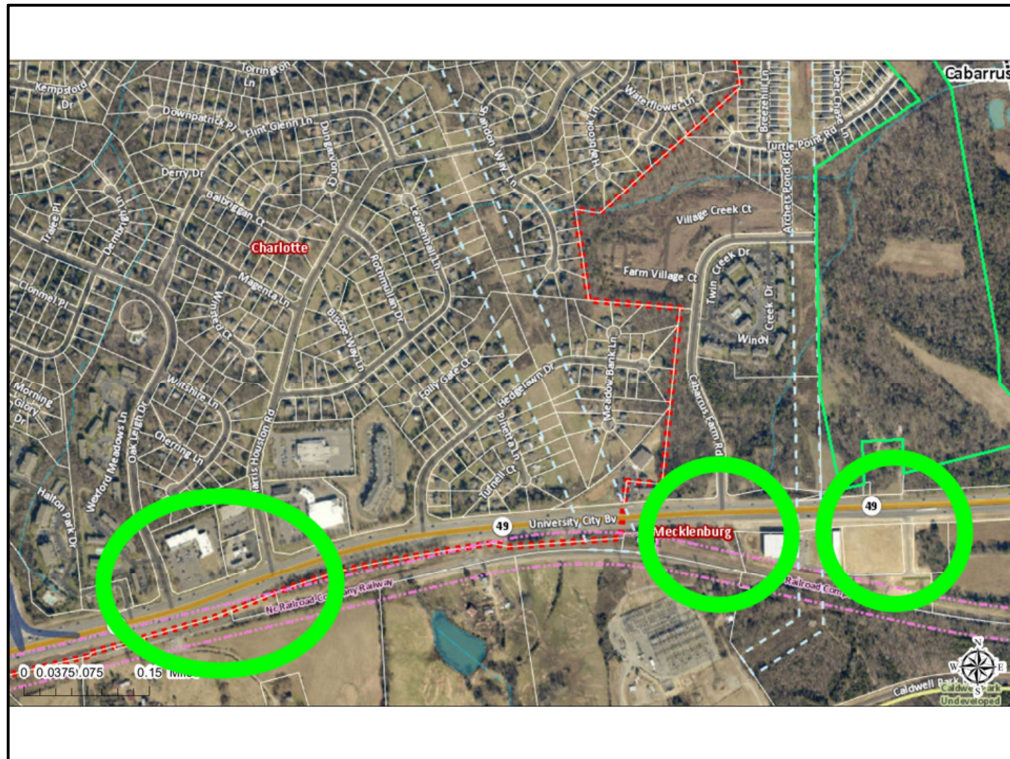
Rezoning Site Plan

8





Required Transportation Improvements

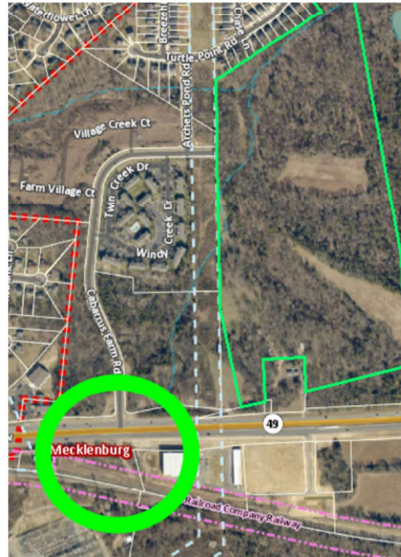


NC 49 and Harris Houston Road/Oak Leigh Drive



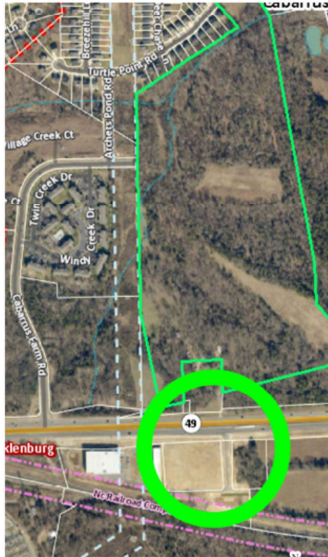
- Convert to signalized left-over
- Pay for a traffic signal
- Stripe southbound Harris Houston Rd. with a two-lane cross-section (one ingress, one right-turn egress)
- Modify intersection of NC 49 and Oak Leigh Drive to accommodate U-turn of trucks

1881



- Convert intersection to a left-over
- Stripe southbound Cabarrus Farm Rd. with a two-lane cross-section (one ingress, one right-turn egress)

NC 49 and Entrance Drive to Extra Space Storage



- Convert intersection to double left-over
- Stripe southbound access with a two-lane cross-section (one ingress, one right-turn egress)